

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE
AUTHORIZING THE CITY MANAGER TO EXECUTE A FEE DEFERRAL
AGREEMENT FOR DESIGNATED IMPACT FEES ASSOCIATED WITH THE
MIDDLETOWN APARTMENT COMPLEX AT 180 MIDDLETOWN ROAD
PURSUANT TO SENATE BILL 937**

WHEREAS, the City of Placerville is committed to addressing the critical need for affordable housing, supporting the Regional Housing Needs Allocation (RHNA) goals, and facilitating the development of multi-family affordable housing projects; and

WHEREAS, the Middletown Apartment Complex, located at 180 Middletown Road (Building Permit No. 22583, Application Receipt No. 18892), is a multi-family affordable housing project with a valuation of \$12,826,962.17, designed to provide essential housing units for the community; and

WHEREAS, the Development Services Department has issued a building permit invoice for the project, identifying the following impact fees proposed for deferral: Fire Development Fee (\$91,646.34), Park Development Fee (\$108,240), Traffic Development Fee (\$1,241,316), and Sewer Capital Improvement Charge (\$452,066), totaling \$1,893,268.34; and

WHEREAS, Senate Bill 937 (SB 937), signed into law in 2024, authorizes local governments to defer the collection of development impact fees for multi-family affordable housing projects until the issuance of the certificate of occupancy, without charging interest, to enhance project feasibility; and

WHEREAS, deferring the identified impact fees supports the financial viability of the Middletown Apartment Complex, aligns with state housing mandates, and ensures the City will collect the full amount of deferred fees upon project completion; and

WHEREAS, the City Council finds that executing a fee deferral agreement is in the public interest, as it promotes affordable housing development while maintaining fiscal responsibility for infrastructure and public services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Placerville as follows:

1. **Authorization.** The City Manager is hereby authorized to execute a fee deferral agreement for the Middletown Apartment Complex at 180 Middletown Road, deferring the following impact fees until the issuance of the certificate of occupancy:
 - o Fire Development Fee: \$91,646.34
 - o Park Development Fee: \$108,240
 - o Traffic Development Fee: \$1,241,316
 - o Sewer Capital Improvement Charge: \$452,066
 - o **Total: \$1,893,268.34**
2. **Terms of Agreement.** The fee deferral agreement shall comply with Senate Bill 937 and applicable provisions of the Placerville Municipal Code, requiring full payment of deferred fees upon issuance of the certificate of occupancy, with no interest charged. The agreement

may include safeguards, such as a lien or other financial security, as deemed necessary by the City Manager to ensure payment.

- 3. **Compliance.** The City Manager is authorized to take all actions necessary to implement the fee deferral agreement, including executing any related documents, in a form approved by the City Attorney.
- 4. **Effective Date.** This resolution shall take effect immediately upon its adoption.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Placerville held on August 12, 2025, by Councilmember _____ who moved its adoption. The motion was seconded by Councilmember _____. The motion was passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

 Mayor John Clerici

ATTEST:

 Regina O’Connell, CPMC, City Clerk